



Greater Toronto Area High Rise Projects

New Homes Monthly Market Report
Data as of June 2021

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jun-21		Jun-20		Change
High Rise	2,775		738		276.0%
Low Rise	1,085		1,186		-8.5%
Total	3,860		1,924		100.6%
Year to Date Sales	Jan.-Jun. 2021		Jan.-Jun. 2020		Y/Y Change
High Rise	15,429		8,265		86.7%
Low Rise	8,631		6,242		38.3%
Total	24,060		14,507		65.9%
Year to Date Supply	Jan.-Jun. 2021		Jan.-Jun. 2020		Y/Y Change
High Rise	12,080		5,793		108.5%
Low Rise	8,212		5,528		48.6%
Total	20,292		11,321		79.2%
Year to Date Completions	Jan.-Jun. 2021		Jan.-Jun. 2020		Y/Y Change
High Rise	8,637		10,586		-18.4%
Remaining Inventory	Jun-21	May-21	Jun-20	M/M Change	Y/Y Change
High Rise	9,496	10,575	10,025	-10.2%	-5.3%
Low Rise	1,955	1,742	4,309	12.2%	-54.6%
Total	11,451	12,317	14,334	-7.0%	-20.1%
Benchmark Price	Jun-21	May-21	Jun-20	M/M Change	Y/Y Change
High Rise	\$1,058,366	\$1,063,973	\$999,228	-0.5%	5.9%
Low Rise	\$1,405,597	\$1,380,491	\$1,141,848	1.8%	23.1%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	10	334	321	129	
High Rise Units	1,409	85,993	87,048	27,680	
% Sold*	83%	89%	95%	84%	
Low Rise Projects	10	222			
Low Rise Units	684	20,817			
% Sold*	50%	91%			

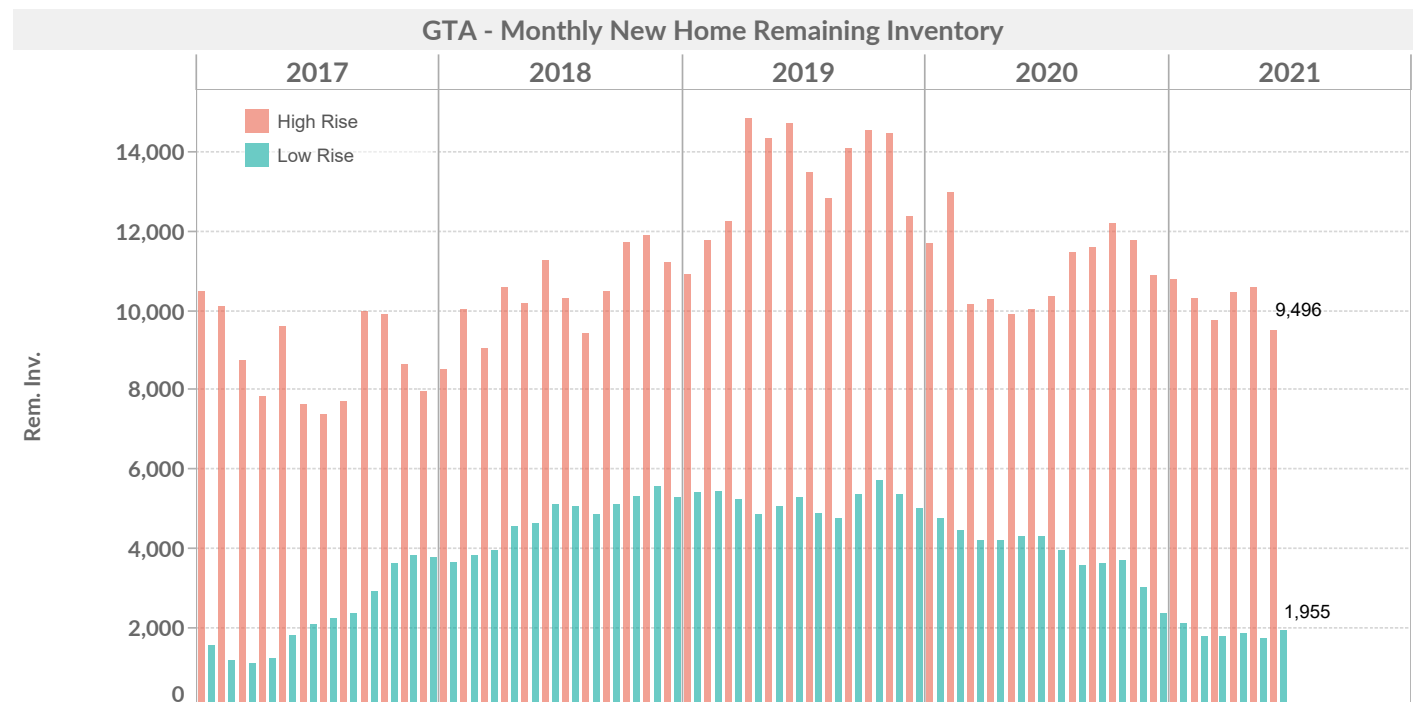
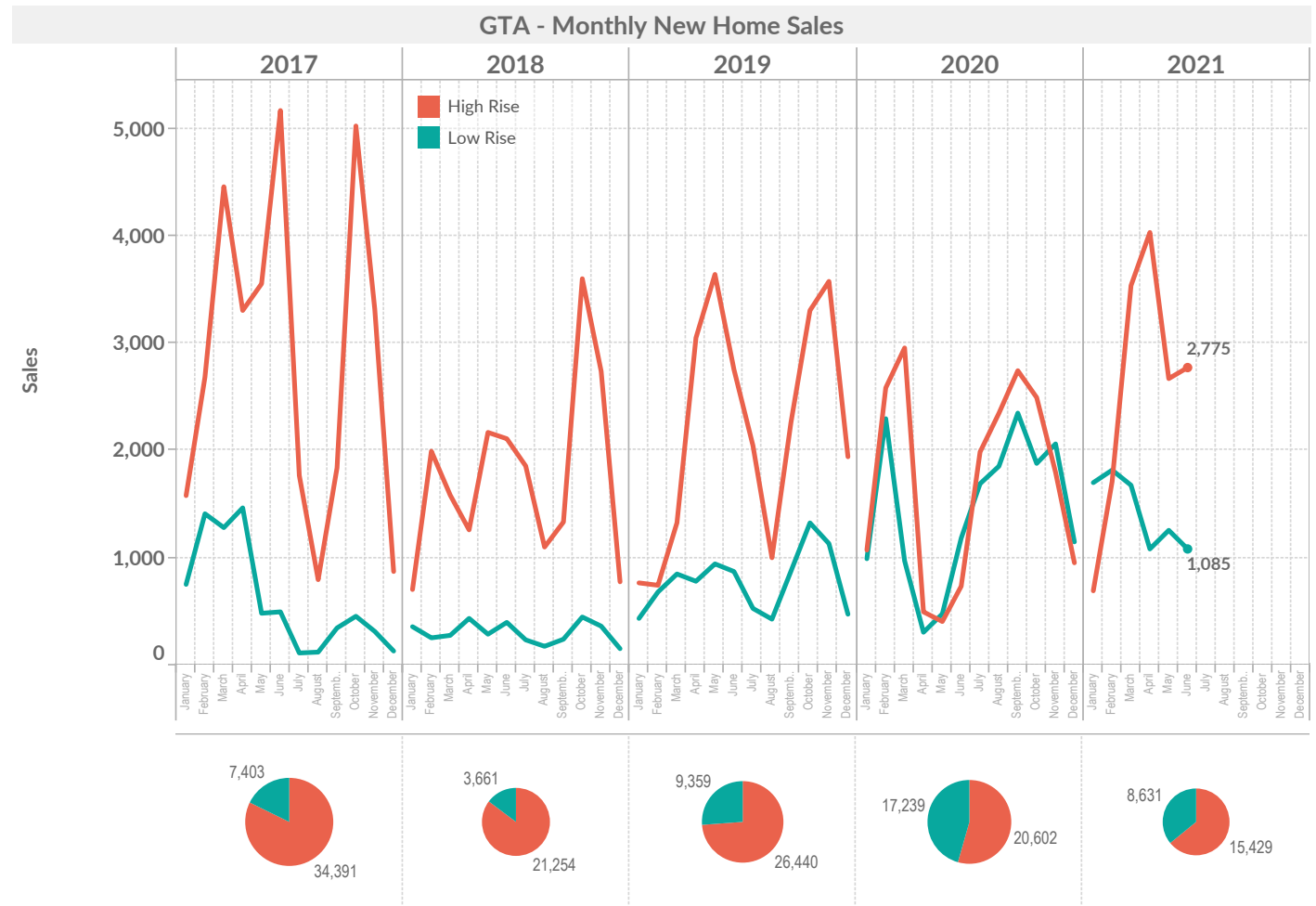
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

All Active includes all projects actively marketing a available remaining inventory regardless of their construction status.

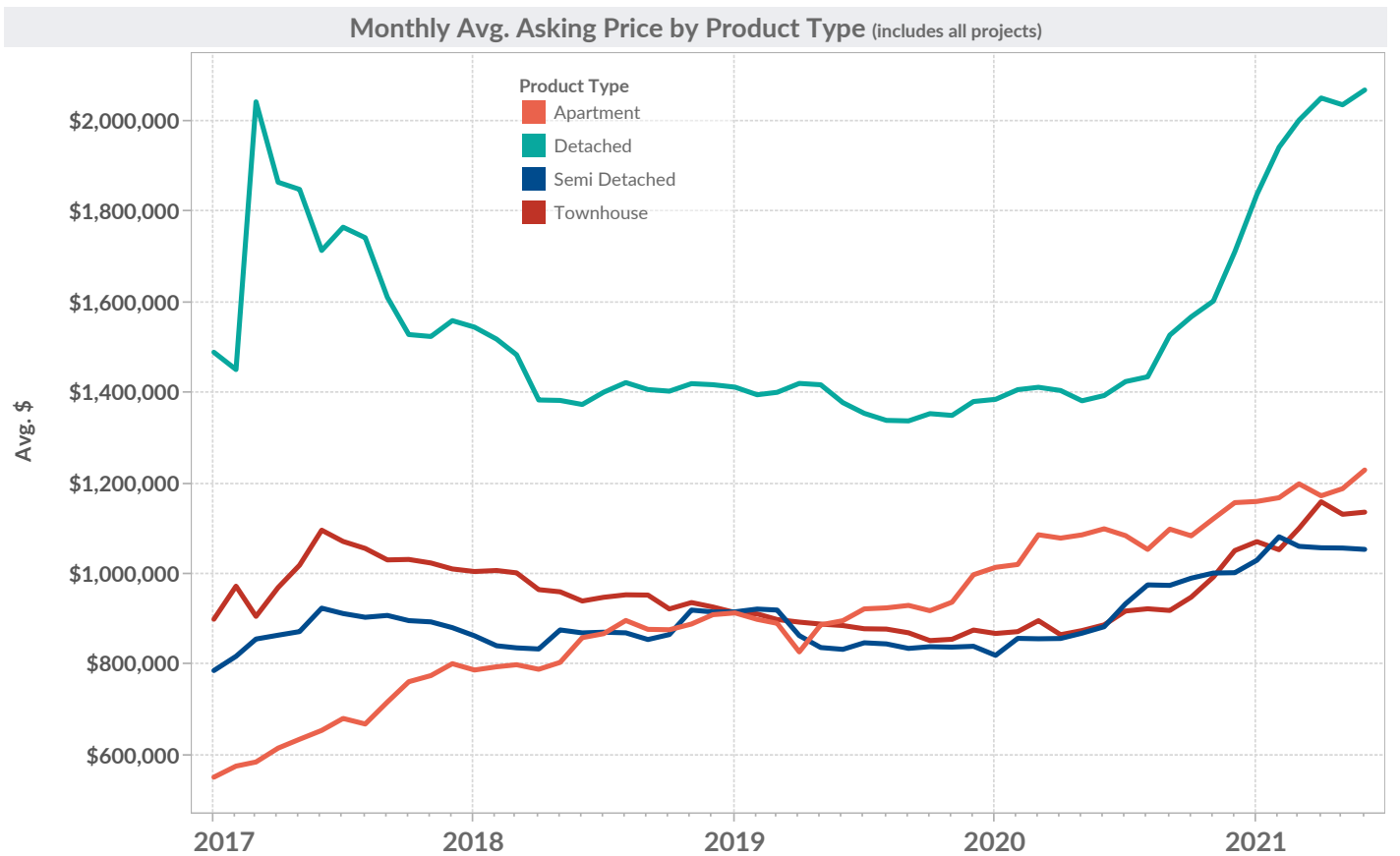
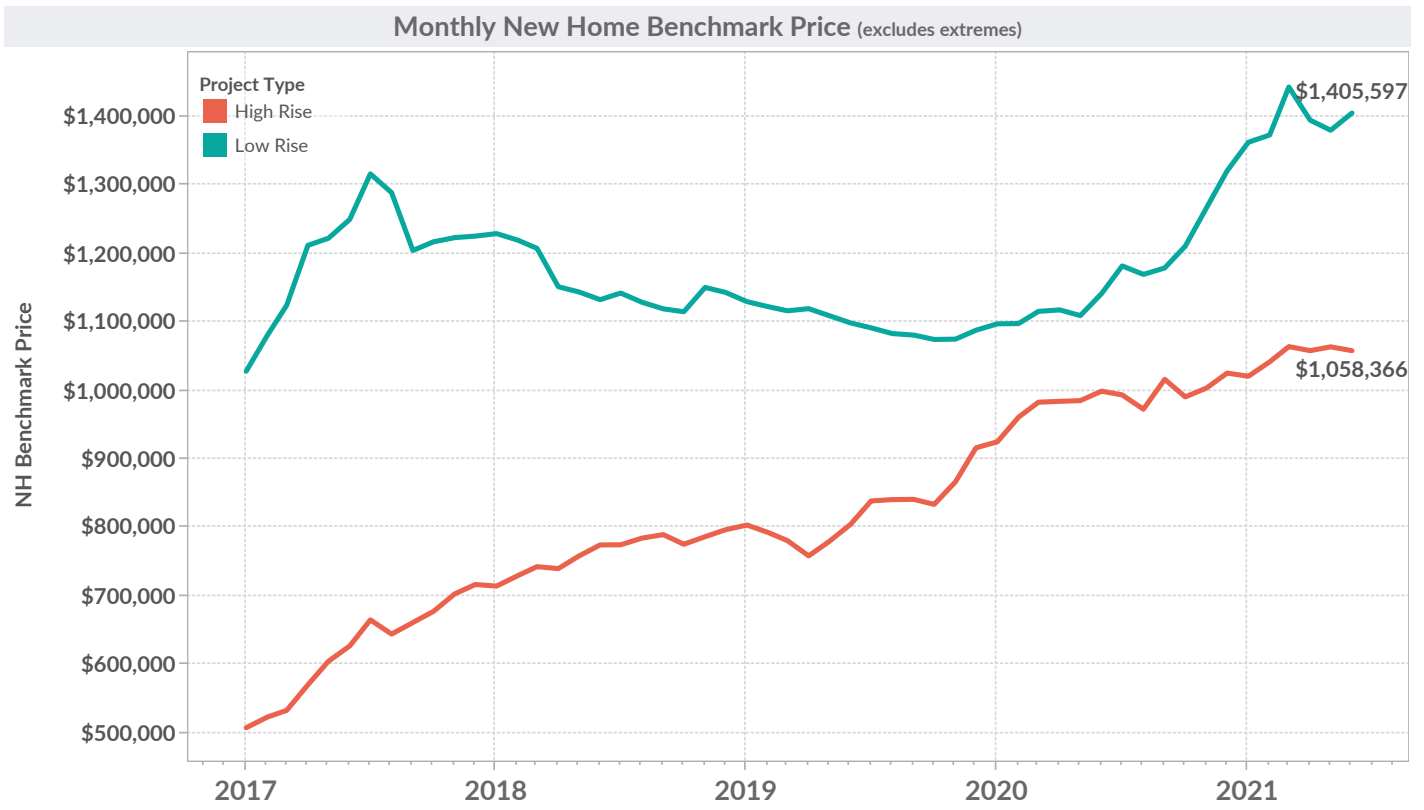
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

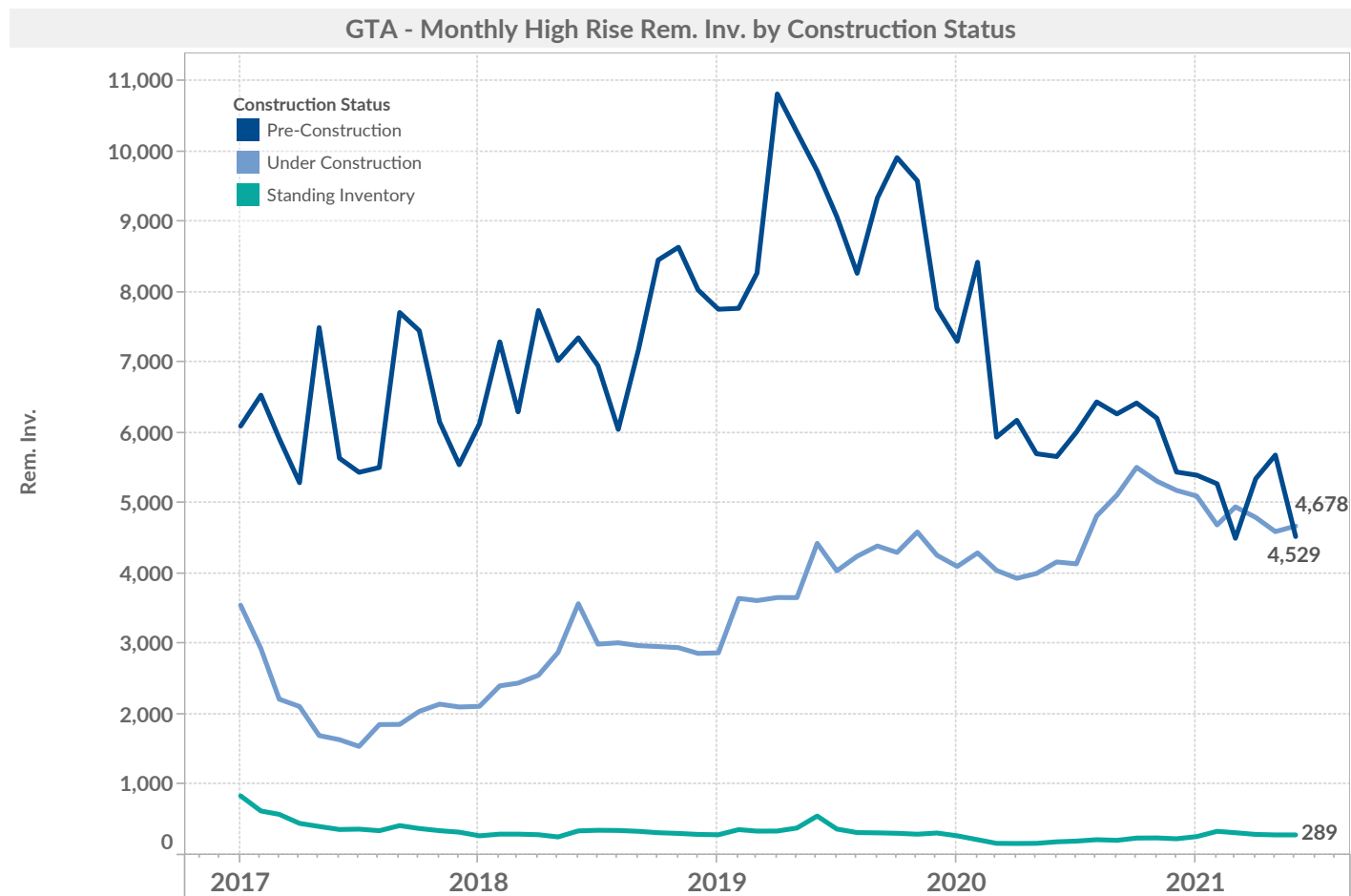
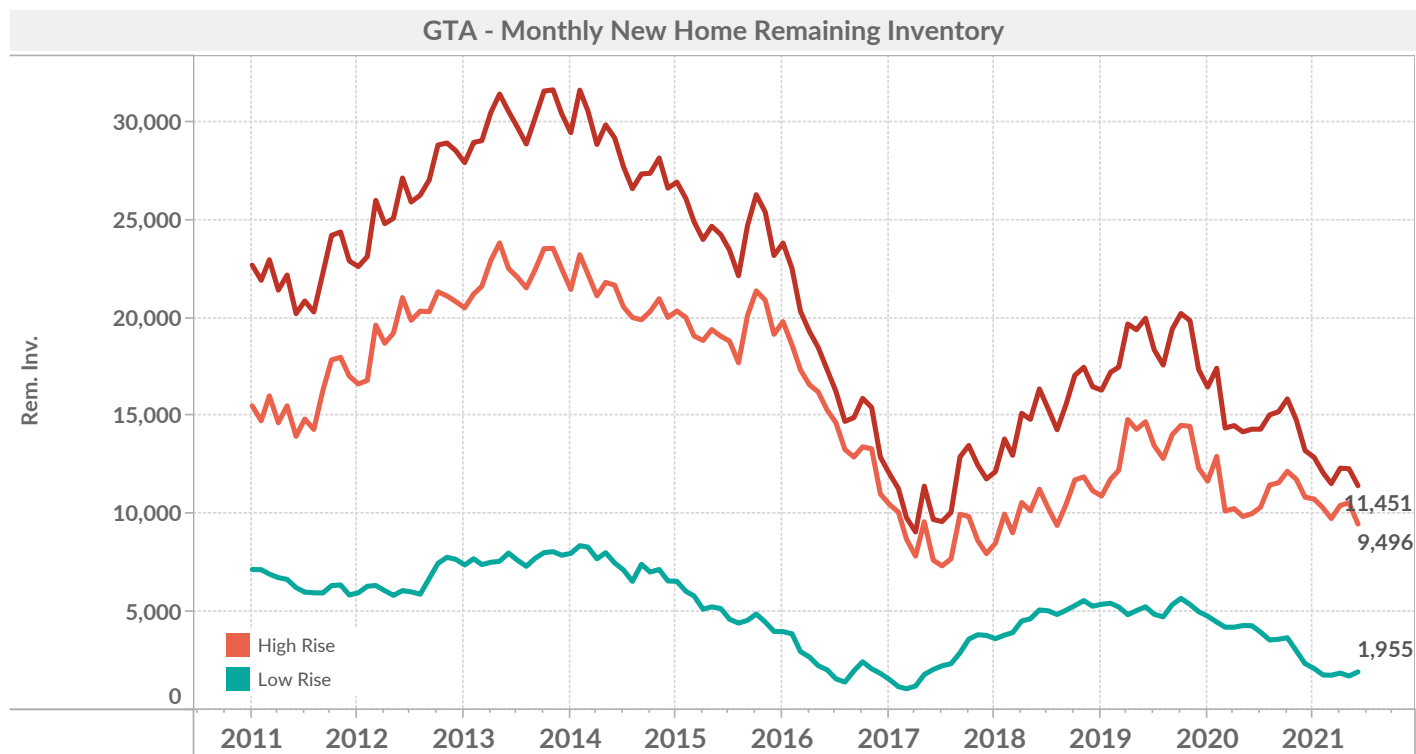
Sales & Remaining Inventory



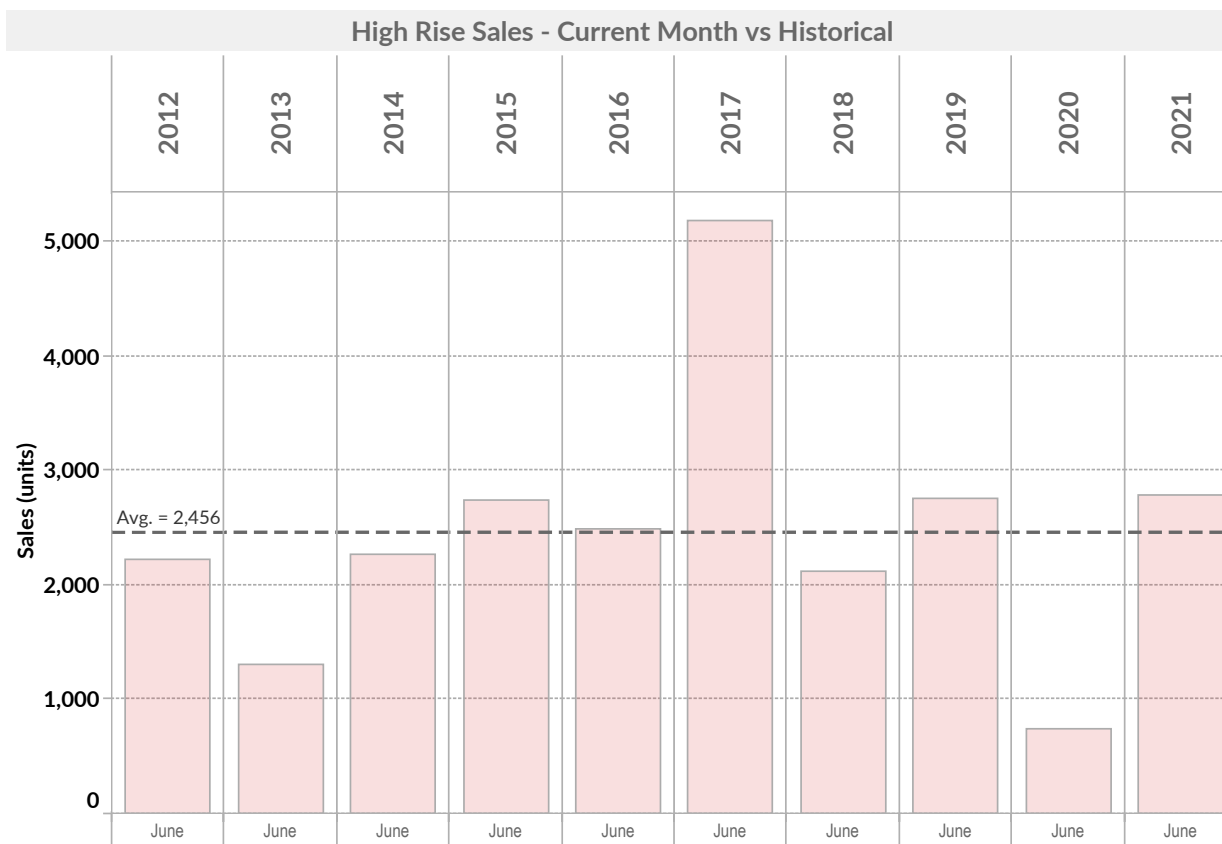
Pricing



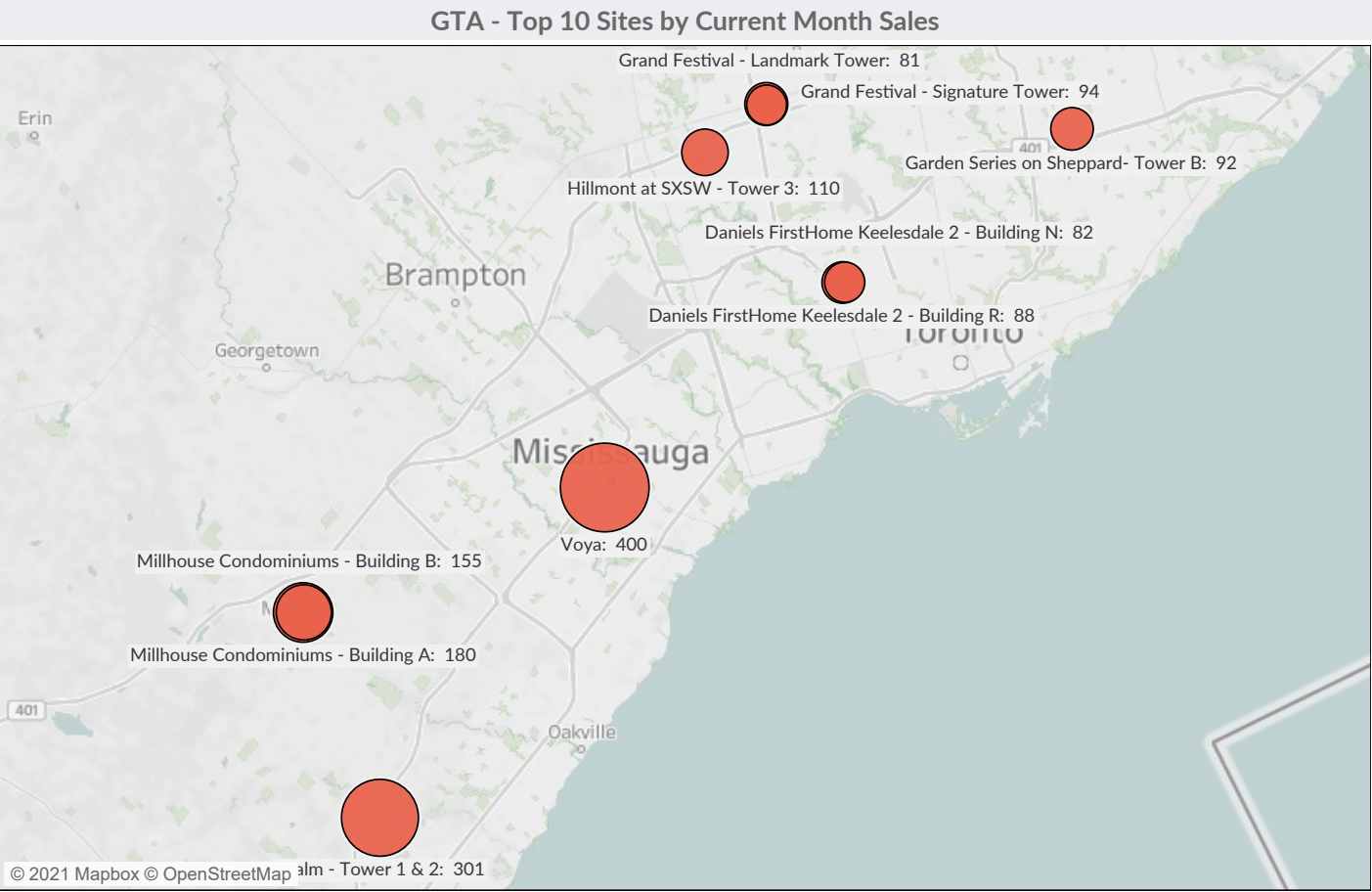
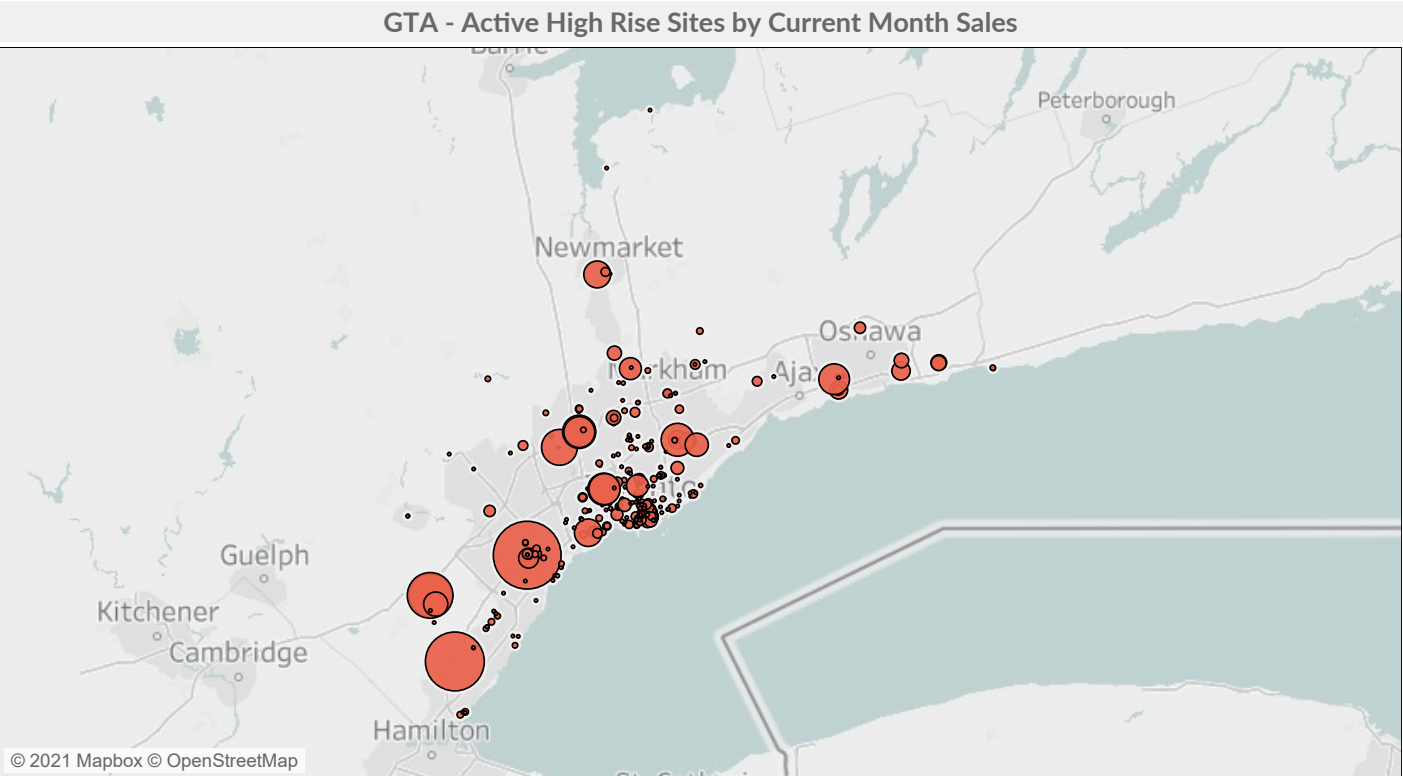
Remaining Inventory



Historical Sales Comparison



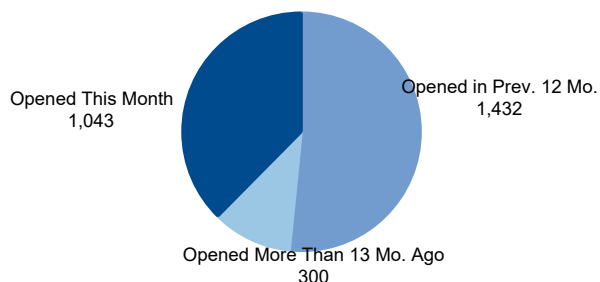
Current Sites



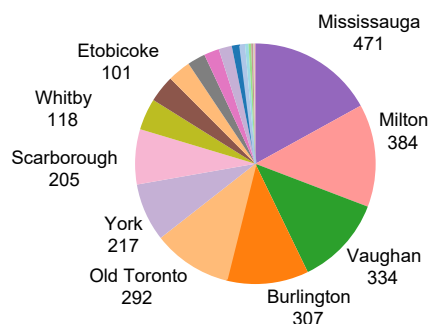
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

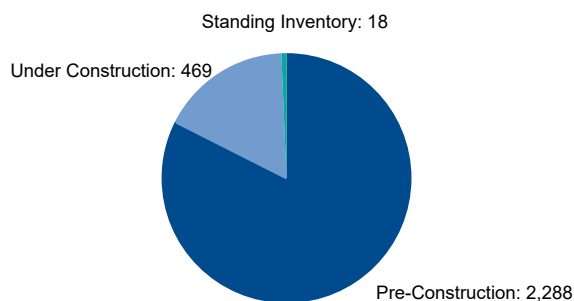
Sales by Opening Date



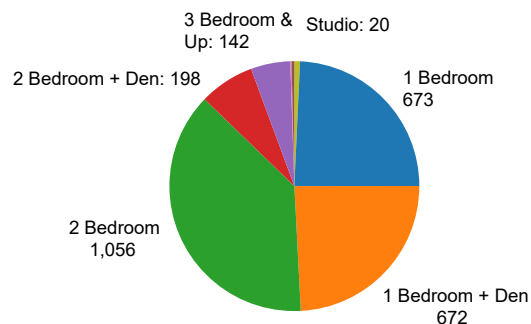
Sales by Municipality/Area



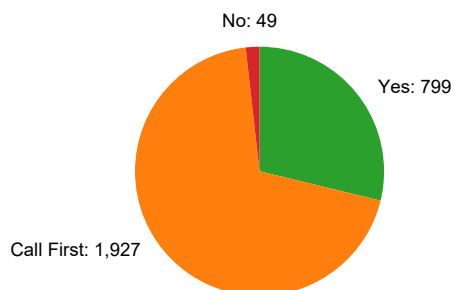
Sales by Const. Status



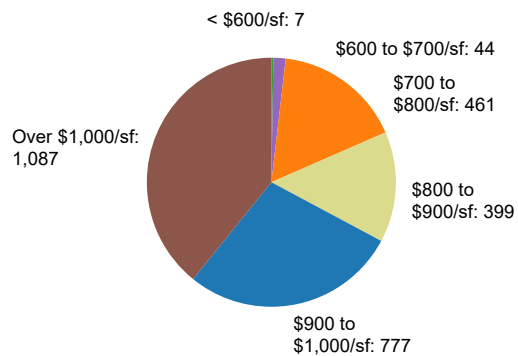
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



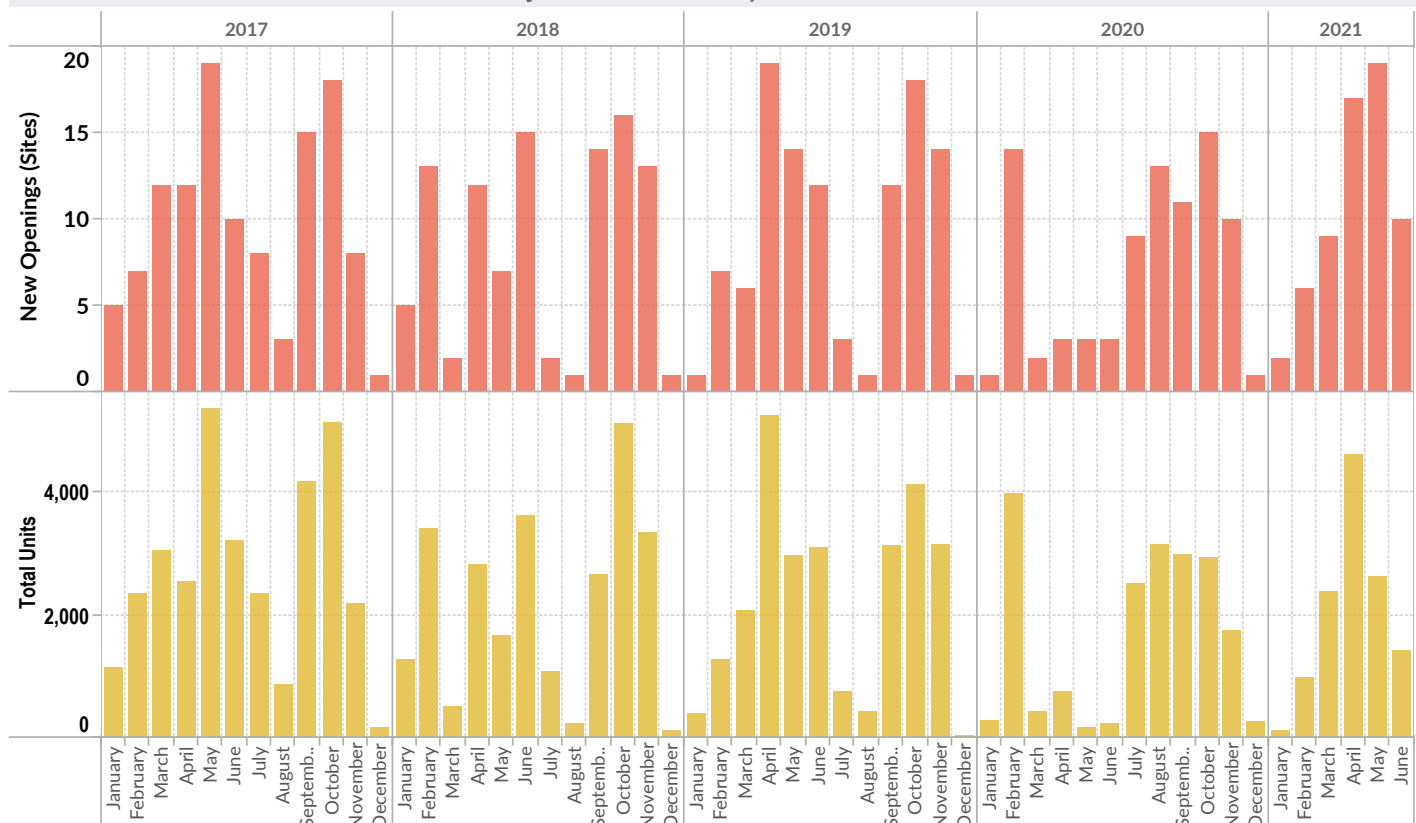
New Openings

June 2021 - New Project Launches

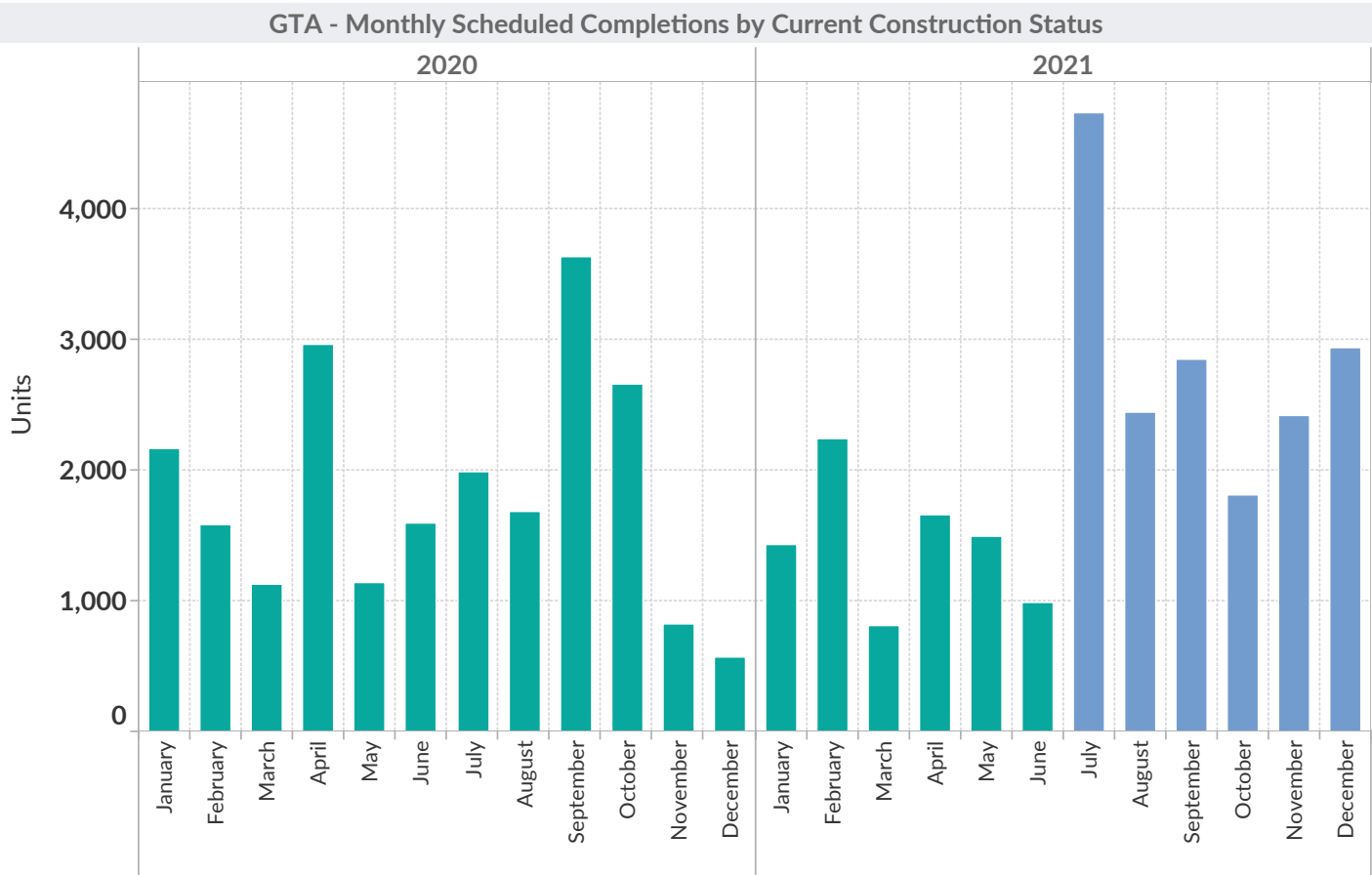
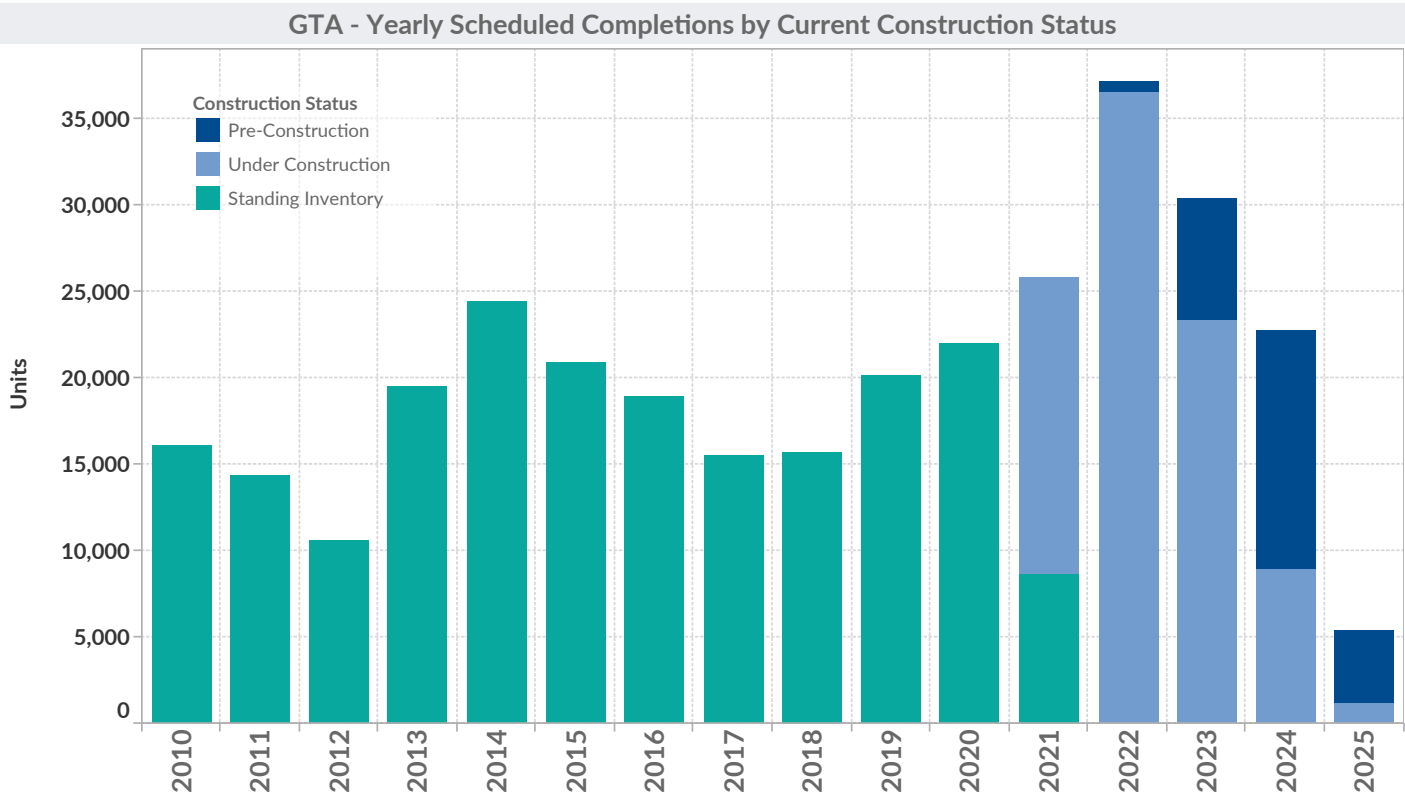
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales	Rem Inv	Avg. Current PPF
Davisville Condos - Rockport Group	Old Toronto	2021-06-07	79	40	39	\$1,395
Millhouse Condominiums - Building A - Fernbrook Homes	Milton	2021-06-08	244	180	64	\$968
Millhouse Condominiums - Building B - Fernbrook Homes	Milton	2021-06-08	213	155	58	\$984
Bayview at the Village (Stacked) - Canderel Residential	North York	2021-06-09	6	1	5	\$1,256
Four Sixteen Condominiums - Kaleido Developments Inc.	Whitby	2021-06-09	105	80	25	\$772
Voya - Amacon Developments	Mississauga	2021-06-12	400	400	0	\$1,041
Mondria 1 - Monde Development Group	Clarington	2021-06-16	46	17	29	\$805
Daniels FirstHome Keelesdale 2 - Building N - Daniels Corporation and Diamond Corp and Kilmer Group	York	2021-06-19	82	82	0	\$878
Daniels FirstHome Keelesdale 2 - Building R - Daniels Corporation and Diamond Corp and Kilmer Group	York	2021-06-19	88	88	0	\$895
Mason at Brightwater - Kilmer Group and Diamond Corp and DREAM and Fram Building Group and Slokker *	Mississauga	2021-06-29	146	0	146	\$1,237
Grand Total			1,409	1,043	366	\$1,030

*Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

Project Launch History - Sites & Units



Scheduled Completions



Top Builders - YTD

GTA - Top High Rise Builders by YTD Sales

Builder	2021												Total	Market Share %
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.		
Menkes	1	100	0	737	235	175							1,248	8.1%
CentreCourt Developments Inc.	11	10	607	447	66	28							1,169	7.6%
QuadReal Property Group				737	233	175							1,145	7.4%
Urban Capital Property Group	18	13	19	646	203	42							941	6.1%
Rogers Real Estate Development Limited	5	7	7	642	193	33							887	5.7%
Fernbrook Homes	48	326	45	1	6	338							764	5.0%
Vandyk Properties Inc.	0	0	0	370	381	0							751	4.9%
Bazis International Inc.	0	0	599	0	0	0							599	3.9%
Concord Adex	2	15	388	71	73	18							567	3.7%
Daniels Corporation	16	37	33	112	98	257							553	3.6%
Centrestone Urban Developments Inc.				440	66	28							534	3.5%
Liberty Development Corporation	24	33	382	41	21	11							512	3.3%
Tridel	52	90	65	138	56	33							434	2.8%
Plaza	1	5	363	10	20	12							411	2.7%
Kilmer Group	5	16	149	11	9	220							410	2.7%
Amacon Developments	1	0	0	0	0	400							401	2.6%
Kairlin Corporation	6	22	204	10	90	41							373	2.4%
Mallamy Homes	1	14	30	186	99	7							337	2.2%
ADI Development Group	0	2	1	10	3	304							320	2.1%
95 Developments	0	64	2	0	116	120							302	2.0%
Diamond Corp	5	16	7	2	2	220							252	1.6%
Primont Homes	2	7	67	41	16	110							243	1.6%
State Asset Management					231	7							238	1.5%
Concert Properties	14	135	46	0	28	6							229	1.5%
Baird Developments	3	7	6	81	88	32							217	1.4%
Total (All 179 Builders)	695	1,714	3,539	4,034	2,672	2,775							15,429	

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

Top Builders - Last 12 Months

GTA - Top High Rise Builders by Last 12 Month's Sales

Builder	2020						2021						Total	Market Share %
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.		
Menkes	30	147	408	490	340	98	1	100	0	737	235	175	2,761	9.9%
QuadReal Property Group			399	490	338	98				737	233	175	2,470	8.9%
CentreCourt Developments Inc.	0	419	26	9	10	4	11	10	607	447	66	28	1,637	5.9%
Daniels Corporation	241	28	491	57	77	9	16	37	33	112	98	257	1,456	5.2%
Fernbrook Homes	0	0	0	0	356	118	48	326	45	1	6	338	1,238	4.5%
Urban Capital Property Group	7	13	27	78	21	9	18	13	19	646	203	42	1,096	3.9%
Liberty Development Corporation	5	4	379	38	10	17	24	33	382	41	21	11	965	3.5%
Rogers Real Estate Development Limited	7	11	27	8	8	5	5	7	7	642	193	33	953	3.4%
Kilmer Group		0	143	296	57	20	5	16	149	11	9	220	926	3.3%
Diamond Corp	28	8	161	307	60	20	5	16	7	2	2	220	836	3.0%
Cortel Group	211	187	73	105	43	27	21	27	46	61	15	16	832	3.0%
Vandyk Properties Inc.	0	0	0	0	0	0	0	0	0	370	381	0	751	2.7%
Concord Adex	4	13	15	11	14	11	2	15	388	71	73	18	635	2.3%
Tridel	16	19	14	59	9	82	52	90	65	138	56	33	633	2.3%
Basis International Inc.	0	0	0	0	0	0	0	0	599	0	0	0	599	2.2%
Centrestone Urban Developments Inc.										440	66	28	534	1.9%
Matamy Homes	53	21	12	48	55	2	1	14	30	186	99	7	528	1.9%
Graywood Developments	0	0	229	75	15	13	16	35	41	17	60	22	523	1.9%
Phantom Developments	0	0	229	72	26	18	8	36	38	16	21	30	494	1.8%
Crystal Homes					258	59	1	152	16	1			487	1.8%
Parallax Development Corporation	0	412	24	9	10	4	10	8	7				484	1.7%
DREAM	0	0	0	296	0	15	0	0	142	15	8	3	479	1.7%
Plaza	0	0	43	0	24	0	1	5	363	10	20	12	478	1.7%
Empire	1	247	36	17	0	2	1	10	56	36	16	33	455	1.6%
RioCan	11	40	10	148	10	5	15	21	149	18	6	5	438	1.6%
Total (All 199 Builders)	1,989	2,350	2,746	2,496	1,800	956	695	1,714	3,539	4,034	2,672	2,775	27,766	

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

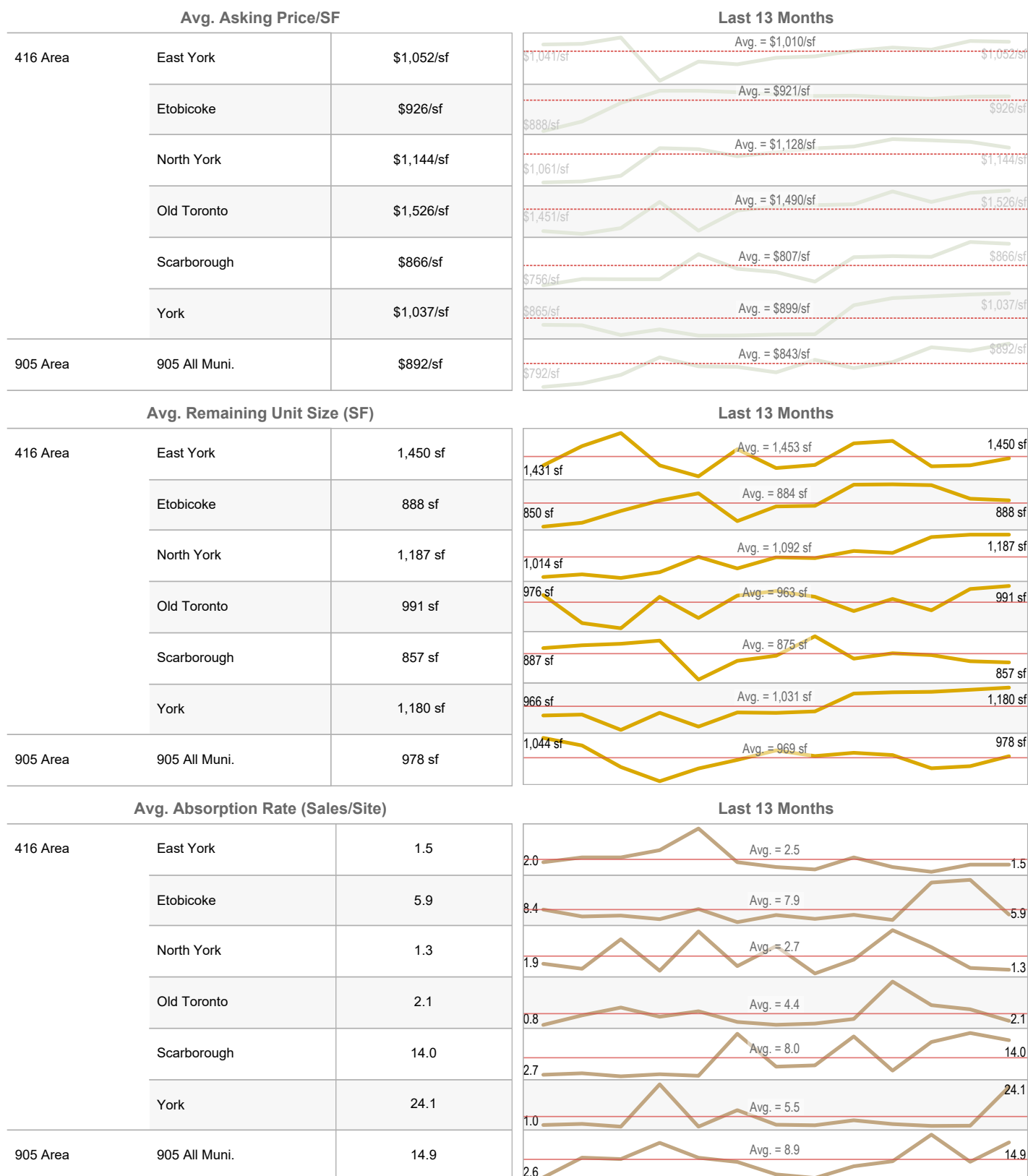
Top Sites

GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2021 June
Voya - Amacon Developments	Mississauga	Apartment	1 Bedroom	155
			1 Bedroom + Den	70
			2 Bedroom + Den	6
			2 Bedroom	169
			Total	400
Realm - Tower 1 & 2 - ADI Development Group	Burlington	Apartment	1 Bedroom	74
			1 Bedroom + Den	68
			2 Bedroom + Den	8
			2 Bedroom	148
			Studio	3
			Total	301
Millhouse Condominiums - Building A - Fernbrook Homes	Milton	Apartment	1 Bedroom	60
			1 Bedroom + Den	45
			3 Bedroom & Up	0
			2 Bedroom	75
			Total	180
Millhouse Condominiums - Building B - Fernbrook Homes	Milton	Apartment	1 Bedroom	57
			1 Bedroom + Den	47
			3 Bedroom & Up	1
			2 Bedroom	50
			Total	155
Hillmont at SXSW - Tower 3 - Primont Homes	Vaughan	Apartment	1 Bedroom	0
			1 Bedroom + Den	47
			2 Bedroom + Den	1
			2 Bedroom	62
			Total	110
Grand Festival - Signature Tower - Menkes and QuadReal Property Group	Vaughan	Apartment	1 Bedroom	11
			1 Bedroom + Den	54
			2 Bedroom	29
			Total	94
Garden Series on Sheppard- Tower B - 95 Developments	Scarborough	Apartment	1 Bedroom	23
			1 Bedroom + Den	50
			2 Bedroom + Den	0
			3 Bedroom & Up	4
			2 Bedroom	15
			Total	92

Market Parameters by Area

Current Market Parameters & Trend by Area



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

SubMarket	Municipality	June-2020				June-2021			
		Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	• 2			• 2	• 21			• 21
Central Waterfront	Old Toronto	• 10			• 10	• 26			• 26
Don Mills - York Mills	North York	• 4		• 0	• 4	• 6		• 13	• 19
Downtown Core	Old Toronto	• 19			• 19	• 10			• 10
Downtown East	Old Toronto	• 19			• 19	• 66			• 66
Downtown West	Old Toronto	• 6			• 6	• 45			• 45
Etobicoke Waterfront	Etobicoke	• 0			• 0	• 4			• 4
Highway7 - Yonge	Markham	• 3			• 3	• 2			• 2
	Richmond Hill	• 18		• 13	• 31	• 0		• 41	• 41
Mississauga City Centre	Mississauga	• 61			• 61	• 457			• 457
North Toronto	Old Toronto	• 11			• 11	• 64		• 0	• 64
North Yonge Corridor	North York	• 26		• 4	• 30	• 3		• 0	• 3
North York East	North York	• 0		• 0	• 0	• 0		• 0	• 0
North York West	North York	• 18		• 7	• 25	• 19		• 0	• 19
Not Applicable	Brampton	• 40		• 5	• 45	• 10		• 7	• 17
	Burlington	• 4			• 4	• 307			• 307
	Caledon	• 0		• 0	• 0	• 2		• 0	• 2
	Clarington	• 1			• 1	• 58		• 28	• 86
	East York	• 2			• 2	• 3		• 0	• 3
	Etobicoke	• 155		• 30	• 185	• 97		• 0	• 97
	Georgina	• 0			• 0	• 0			• 0
	Halton Hills	• 0			• 0	• 0			• 0
	Markham	• 17			• 17	• 18		• 5	• 23
	Milton	• 5			• 5	• 384			• 384
	Mississauga	• 24		• 12	• 36	• 12		• 2	• 14
	Newmarket	• 7	• 0		• 7	• 6	• 0	• 61	• 67
	Oakville	• 51		• 6	• 57	• 13		• 0	• 13
	Old Toronto	• 0			• 0	• 0			• 0
	Oshawa	• 3			• 3	• 10			• 10
	Pickering	• 5		• 4	• 9			• 7	• 7
	Richmond Hill			• 0	• 0			• 16	• 16
	Scarborough	• 32		• 14	• 46	• 177		• 28	• 205
	Vaughan	• 11		• 0	• 11	• 296		• 2	• 298
	Whitby	• 4		• 6	• 10	• 89		• 29	• 118
	Whitchurch-Stouffville	• 2			• 2	• 3			• 3
	York	• 3			• 3	• 173		• 44	• 217
Sheppard Corridor	North York	• 17		• 0	• 17	• 7		• 1	• 8
Thornhill	Markham	• 2			• 2	• 7			• 7
	Vaughan	• 26			• 26	• 36			• 36
Toronto East	Old Toronto	• 0		• 1	• 1	• 7			• 7
Toronto West	Old Toronto	• 28		• 0	• 28	• 45		• 0	• 45
Yonge - St. Clair	Old Toronto	• 0		• 0	• 0	• 8		• 0	• 8
Grand Total		• 636	• 0	• 102	• 738	• 2,491	• 0	• 284	• 2,775

Sales & Remaining Inventory

Last 12 Month's Sales & Remaining Inventory by Submarket

Last 12 Months - Sales						Remaining Inventory			
SubMarket	Municipality	Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	492			492	375			375
Central Waterfront	Old Toronto	531			531	756			756
Don Mills - York Mills	North York	352		13	365	178		45	223
	Old Toronto								
Downtown Core	Old Toronto	1,188			1,188	279			279
Downtown East	Old Toronto	2,337			2,337	624			624
Downtown West	Old Toronto	1,034			1,034	941			941
Etobicoke Waterfront	Etobicoke	38			38	16			16
Highway7 - Yonge	Markham	16			16	17			17
	Richmond Hill	41		169	210	13		188	201
Mississauga City Centre	Mississauga	1,924			1,924	468			468
North Toronto	North York								
	Old Toronto	299		14	313	457		14	471
North Yonge Corridor	North York	102		1	103	57		2	59
	Old Toronto								
North York East	North York	0		6	6	0		2	2
North York West	North York	249		28	277	213		6	219
	Old Toronto								
Not Applicable	Ajax			52	52				
	Aurora								
	Brampton	244		405	649	43		8	51
	Burlington	458			458	157			157
	Caledon	42		1	43	8		0	8
	Clarington	426		28	454	165		10	175
	East York	10		44	54	31		8	39
	Etobicoke	1,647		70	1,717	735		10	745
	Georgina	18			18	15			15
	Halton Hills	73			73	60			60
	King								
	Markham	591		33	624	248		31	279
	Milton	616		254	870	170			170
	Mississauga	1,635		92	1,727	378		69	447
	Newmarket	38	1	103	142	1	3	37	41
	North York								
	Oakville	2,062		14	2,076	78		0	78
	Old Toronto	12			12	43			43
	Oshawa	172		88	260	33			33
	Pickering	17		192	209			55	55
	Richmond Hill			130	130			20	20
	Scarborough	1,012		711	1,723	282		8	290
	Uxbridge								
	Vaughan	3,613		204	3,817	386		29	415
	Whitby	110		84	194	49		0	49
	Whitchurch-Stouffville	61			61	46			46
	York	351		143	494	61		0	61
Scarborough City Centre	Scarborough								
Sheppard Corridor	North York	563		6	569	265		13	278
Thornhill	Markham	55			55	71			71
	Vaughan	739			739	149			149
Toronto East	East York								
	Old Toronto	385		9	394	111			111
Toronto West	Old Toronto	1,024		9	1,033	697		8	705
Yonge - St. Clair	Old Toronto	281		4	285	240		14	254
Grand Total		24,858	1	2,907	27,766	8,916	3	577	9,496

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